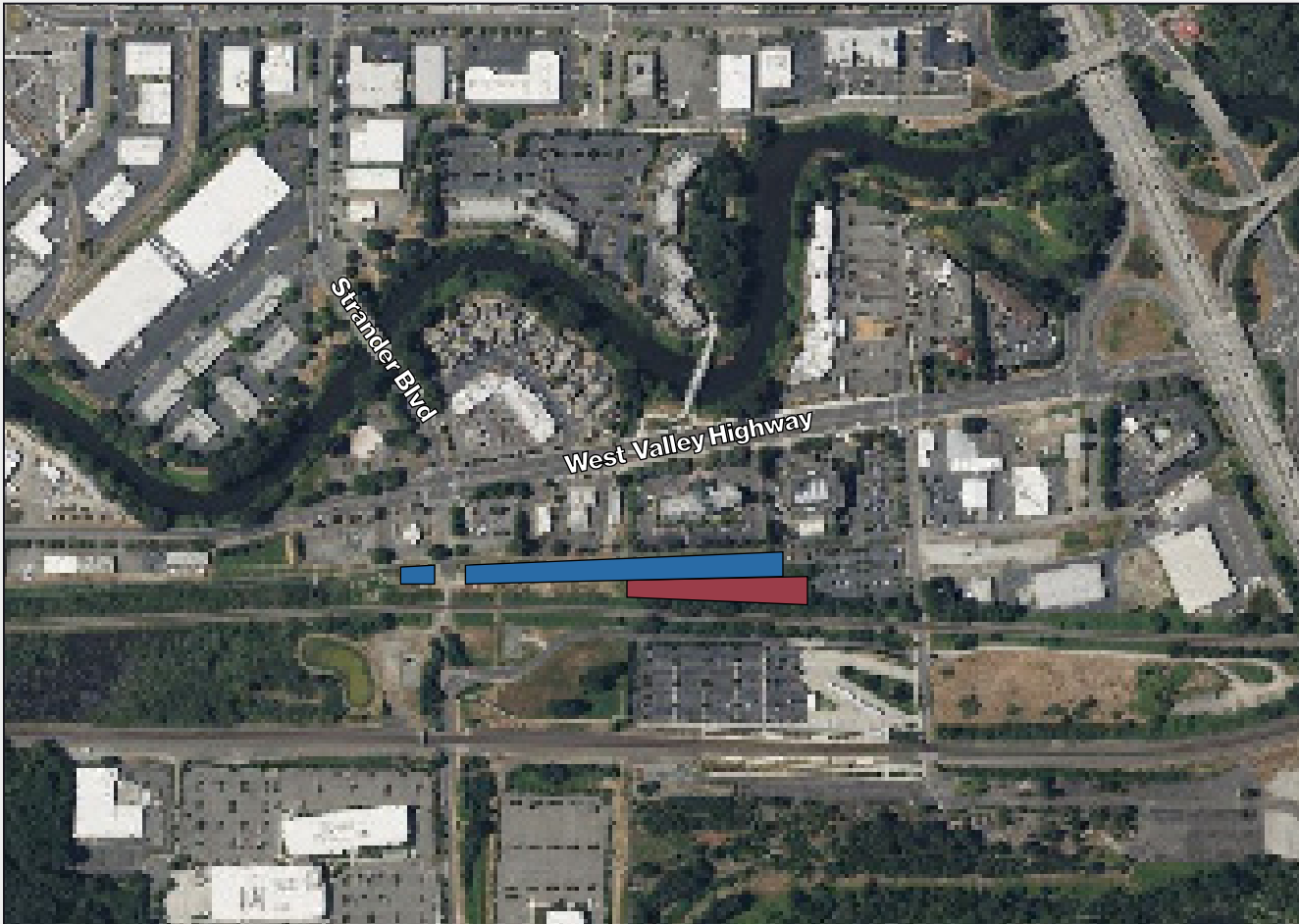


TUKWILA
WA 98188



± 3.26 Acres Strander Avenue

■ For Lease ■ For Sale

FOR SALE OR LEASE

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Property Information

■ For Lease
■ For Sale

Details

- **Site:** ±3.26 acres
- **Zoning:** TUC (Tukwila Urban Center)
- **Ground Lease Rate:** \$.08/SF as-is
- **Property Size:** ±2.33 acres (±101,495 SF)

- **Sale Price:** \$1,000,000 (\$24.68 PSF) as-is
- **Property Size:** ±0.93 acres (±40,511 SF)
- **Building Size:** ±7,200 SF

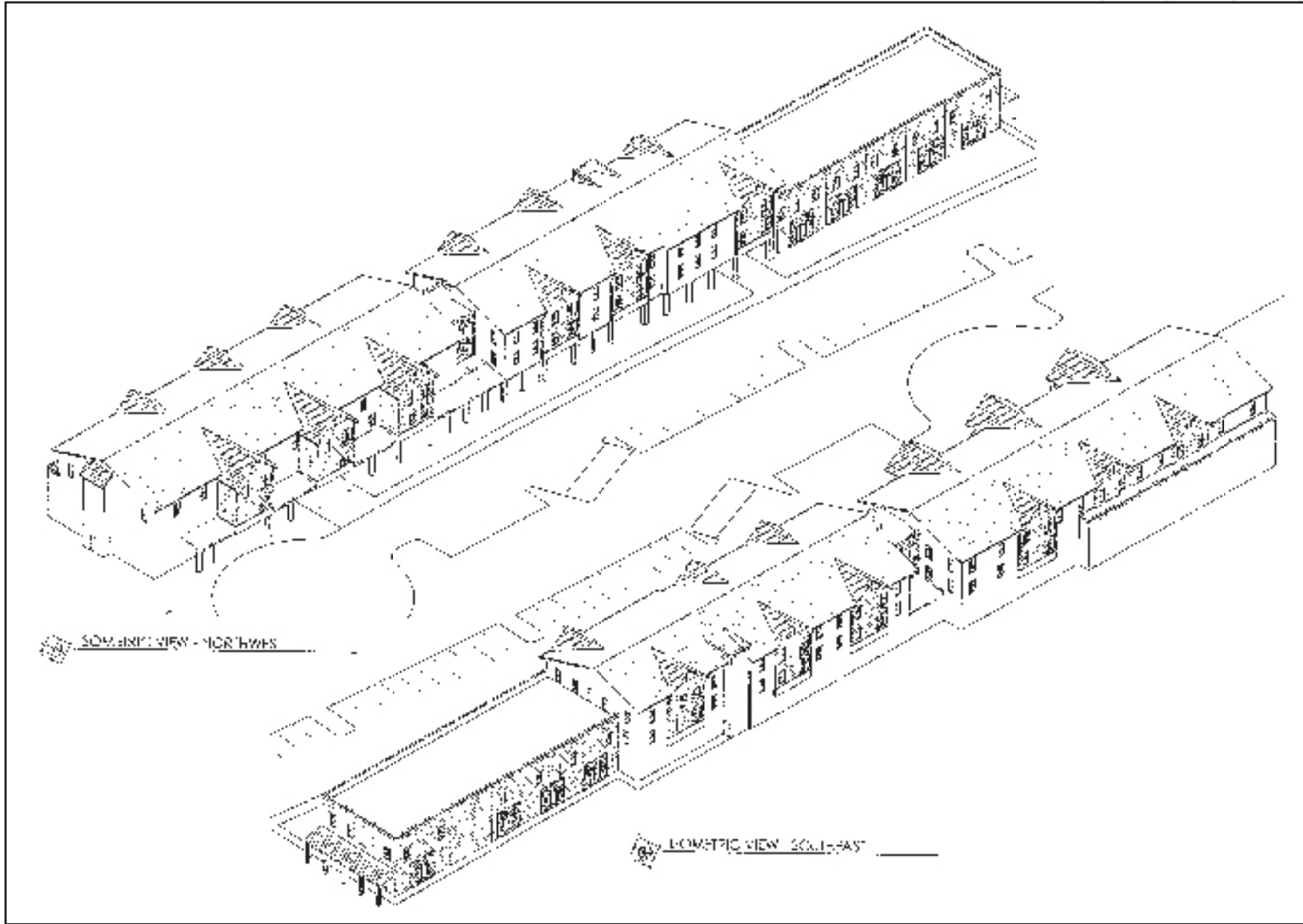
Utilities

- **Water:** City of Tukwila
- **Sewer:** City of Tukwila
- **Electric:** Puget Sound Energy
- **Gas:** Puget Sound Energy

Highlights

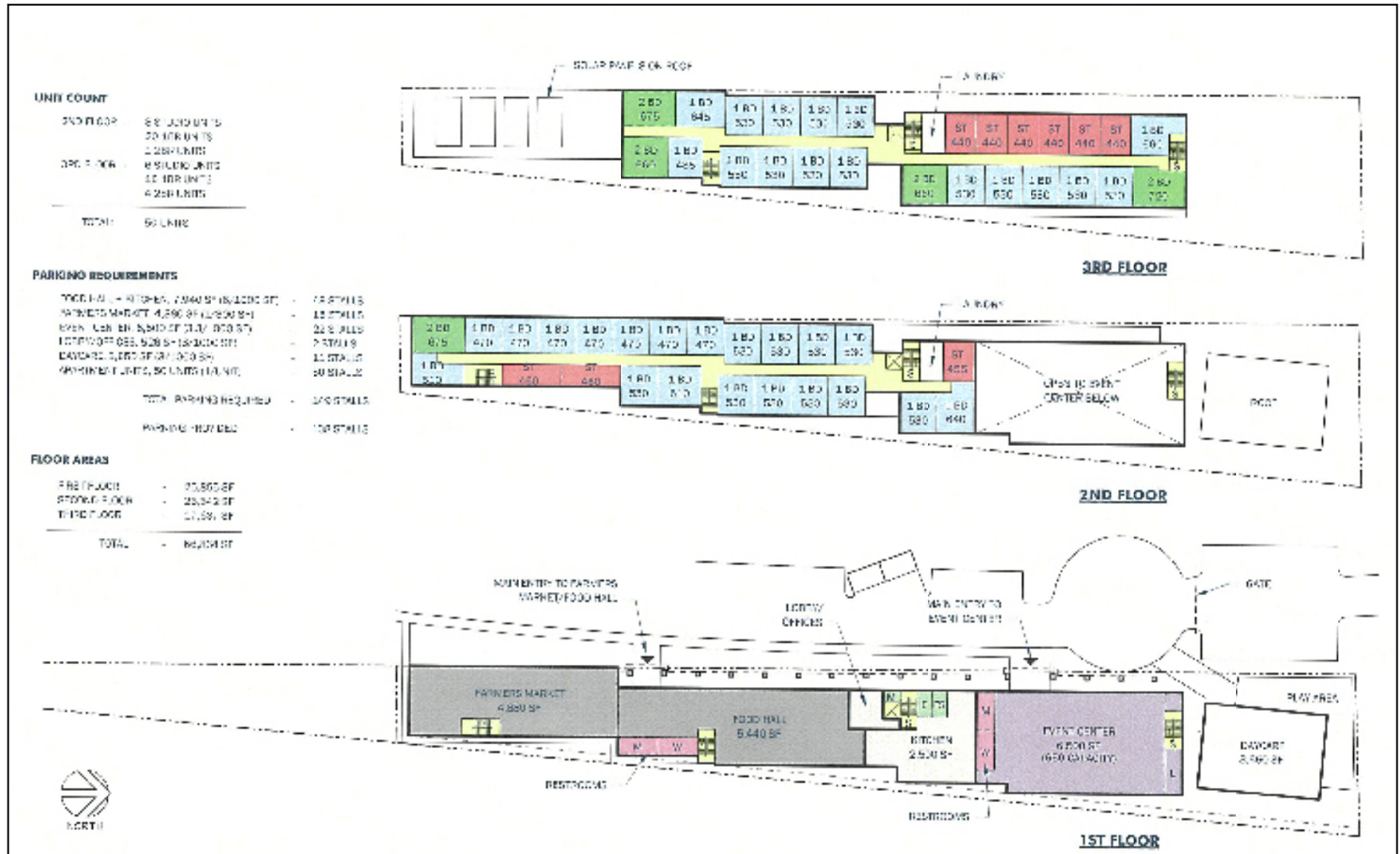
- 7,200 SF 2-story warehouse
- Access via Strander Boulevard
- Great storage yard
- Temporary moratorium on TUC zoning, limiting permitted uses

Site Plan



Floors

Concept plan





±3.26 Acres
Strander Avenue
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BSO 2.28.2026